WARRANTY DEED

Karen Johnson Davidson County
Batch# 974923 DEEDWARR
02/28/2023 10:56:47 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20230228-0014033

BS-EM-23-915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/08/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:.	MAP / PARCEL NUMBER (S)
Nomadd LLC	**New Owner**	
(NAME)	(NAME)	**081-07-1R-002.00-CO**
PO Box 22114		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EWING DRIVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOMADD LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Eighteenthirtythree Tenth Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20201021-0122521, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ewing Drive LLC, a Tennessee limited liability company, by Warranty Deed from Christian P. Moss and Eric Moss, wife and husband, of record in Instrument No. 20220512-0054952, Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 12, 2022.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 82, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201021-0122521, Register's Office for Davidson County, Tennessee
- Charter of the Eighteenthirtythree Tenth Avenue North Homeowners Association, Inc of record in Instrument Number 20201112-0133200, in the Register's Office for Davidson County, Tennessee.
- Right of Way for 10th Avenue North, aka Tenth Avenue North and Owen Street.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **915 Coffee St, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF FEBRUARY, 2023.

Ewing Drive LLC

BY: _____
Natasha Beddingfield
Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATASHA BEDDINGFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNOR of EWING DRIVE LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212